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Guideline Directory

A listing of provincial
policies and guidelines
related to land development



Ontario

Ministry of
Municipal
Affairs

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du territoire »

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On April 9, 1992, the Minister of Municipal Affairs outlined a comprehensive strategy to speed up land-use planning decisions that would be environmentally sound and would support Ontario's economic recovery. The strategy focuses on improving the land use planning process to create new opportunities for jobs in the construction and development industries.

As part of this economic recovery strategy, the government is clarifying and consolidating its policies and requirements for good planning decisions so people know up front, what the rules are.

This publication is intended to be a quick and handy reference document that provides basic information on current guidelines and policies.

The preparation of this directory has been a cooperative effort of the following Ministries:

Ministry of Agriculture and Food
Ministry of Culture, Tourism and Recreation
Ministry of Environment and Energy
Ministry of Housing
Ministry of Municipal Affairs
Ministry of Natural Resources
Ministry of Northern Development and Mines
Ministry of Transportation
Office of the Greater Toronto Area

WHAT THIS DIRECTORY IS ALL ABOUT

Why prepare a directory?

This directory has been prepared in direct response to municipalities', developers' and interest groups' expressed need for information about government policies and guidelines for land development. Improvements in the planning and development process will depend on clearly articulated policies and easy access to that information. Ministries with plan input and review responsibilities have made a commitment to clarify and improve access to information about standards and approval requirements for official plans and projects to provide more certainty in the process for proponents, reviewers and the public.

What the directory contains

This reference document contains a summary of current provincial government guidelines and written policies that relate to the planning and land development process. It is a collection of material from provincial ministries involved in the land development and plan review process. The Provincial Government commitment to providing written guidance is on-going. New guidelines and policies are currently being drafted and others proposed for the near future.

The summaries have been prepared in a standard format which presents the key points contained in each document plus basic information such as the date of release, ministry responsible and contact person. The summaries are intended to provide general reference on the scope of planning and development guidelines. Readers should not rely on the summaries for interpretation of policies. Those who require more information should obtain a copy of the complete document and contact the appropriate Ministry.

Provincial ministries use a number of instruments to assist the public, municipalities and the development industry with the planning and land development process. These include Policy Statements (as provided for by Section 3 of the Planning Act), Cabinet Approved Policies, Ministry Policies, and a variety of advisory and technical guidelines and related publications.

How to use the directory

The summaries have been organized according to the responsible ministry described above. To assist in finding items, the titles have been cross-referenced in the index.

Where to obtain policy and guideline information

The publications summarized are available from the responsible Ministry and Publications Ontario (Ontario Government Bookstore). Similarly, inquiries should be addressed to the contact listed in the summary. To obtain items listed in the directory, call the ministry contact or Publications Ontario (416) 326-5300. Toll free long distance 1-800-668-9938. (see inside cover for more information). There is a charge for some of the guidelines.

Other important information

This directory is limited to the policies and guidelines of provincial ministries. However, there are other agencies which participate in the plan input and review process. Ontario Hydro, local utilities, district health units and conservation authorities all have a role in the planning and land development process. Readers should contact the local or regional office of these agencies to inquire about policies and guidelines.

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Title: Food Land Guidelines

Ministry: Agriculture and Food

Summary: Key Policies:

- Provincial high priority agricultural lands include the following:
 1. specialty crop lands;
 2. lands where soils classes 1,2,3 and 4 predominate, as defined in the Canada Land Inventory of Soil Capability for Agriculture; and
 3. additional areas of ongoing viable agriculture
- Provincially significant agricultural areas are to be placed in an agricultural designation in the municipal official plan, and uses within the designation are to be limited to agriculture, agricultural related uses and compatible uses.
- Consents in agricultural areas may be considered for the following reasons:
 - splitting of farms into viable parcels
 - technical or legal reasons, where no new lot is created
 - surplus farm houses through farm consolidation
 - retirement lot for a bonafide farmer
 - full time farm help
- The redesignation of priority agricultural lands to non-farm uses must be justified in terms of:
 - necessity for the land use
 - land area required
 - reasons for choice of location; and
 - consideration given to alternate locations on lower capability agricultural lands
- Agricultural rehabilitation must occur if mineral aggregate extraction is to be permitted on speciality croplands, and Class 1,2 and 3 lands

Date of Release: December, 1978

Contact: Field Offices (see appendix 1)

★ Disponible en français

Title: Agricultural Code of Practice

Ministry: Agriculture and Food, Municipal Affairs, Environment and Energy

Summary:

Purpose: To assist farmers in reducing the potential of their livestock operations to pollute air, soil and water and to provide guidelines for the rational use of land in relation to the livestock industry.

Provisions:

- provide guidelines for manure management and dead animal disposal
- provide minimum distance separation (MDS) formulae for locating non-farm uses in proximity to livestock operations and vice versa:
 - MDSI - to determine the minimum separation distance between other land uses such as residences establishing in proximity to a livestock operation
 - MDSII - to determine the setback and separation distance between a new, enlarged or re-modelled livestock facility and other non-compatible uses
 - MDSIII - to determine the minimum distance separation requirements for existing livestock setbacks where a Certificate of Compliance is requested

Date of Release: 1976

Contact: Ministry of Agriculture and Food
Field Offices (see appendix 1)

Title: Designation Handbook

Ministry: Culture, Tourism and Recreation

Summary: The Designation Handbook: A Guide to Procedures under Part IV of the Ontario Heritage Act, 1974 contains the following information: technical information, guidelines, flow charts and sample forms/documents related to:

1. Local Architectural Advisory Committee: A Local Architectural Advisory Committee (LACAC) is a committee of five or more people which may be set up by a municipal council under section 28 of the Ontario Heritage Act, 1974. The function of the committee is to advise the council on local heritage matters and to assist the council in carrying out its heritage conservation programme.
2. Notice: The Ontario Heritage Act, 1974 contains detailed provisions relating to notification of the actions and proposed actions of municipal councils, specifying the circumstances in which notice must be given, parties who must receive it, the manner of notification and the content of notices.
3. Designating By-Law: Section 29 of the Ontario Heritage Act, 1974, empowers municipal councils to pass by-laws designating property within the municipality to be of architectural or historical value or interest.
4. Registration: Section 27 of the Ontario Heritage Act, 1974, requires that if any properties within a municipality have been designated under Part IV of the Act the clerk of that municipality must keep a Register of Designated Properties.
5. Conservation Review Board: The Conservation Review Board is established by section 24 of the Ontario Heritage Act, 1974. Its function is to hold hearings and make recommendations to municipal councils regarding the advisability of various actions or proposed actions of councils under the Act.
6. Effects of Designation: Effects described include: restrictions on alterations; restrictions on demolition or removal; effects on previously issued permits; related offenses and penalties.
7. Other Conservation Methods: Description of other conservation methods referenced in the Ontario Heritage Act, 1974: purchase; expropriation; grants and loans; easements and covenants.

Date of Release: 1983, Revised 1988

Contact: Ministry of Culture, Tourism and Recreation
Cultural Operations and Field Services Branch
2nd Floor, 77 Bloor Street West, Toronto, Ontario,
M7A 2R9 (416) 314-7080

★ Disponible en français

Title: Ontario Heritage Conservation District Guidelines

Ministry: Culture, Tourism and Recreation

Summary: This guideline is designed to assist municipalities in the designation of heritage conservation districts under Part V of the Ontario Heritage Act, 1974. The guideline identifies the steps a municipality must take to achieve designation, compared with what may be considered optional. The exact procedural steps required are identified.

A municipality may designate a part or its entirety as a heritage conservation district. Such a designation would provide the heritage component of the designated area with a higher degree of protection and enhancement under the Ontario Heritage Act, 1974.

**Date of
Release:** 1985

Contact: Ministry of Culture, Tourism and Recreation
Cultural Operations and Field Services Branch
2nd Floor, 77 Bloor St. West
Toronto, Ontario M7A 2R9
(416) 314-7080

★ Disponible en français

Ministry: Ministry of Culture, Tourism and Recreation

**Related
Publications:**

1. MGS-MCC Cultural Heritage Protocol
 2. A Protocol for Dealing with Archaeological Concerns on Ministry of Transportation Undertakings
 - ★ 3. Advisory Notes on Heritage Conservation and Municipal Planning
 4. Planning for Hydroelectric Stations as a Cultural Resource
 5. Ontario Heritage Properties Program Evaluation Criteria
 6. Conservation Standards for Ontario Heritage Properties Program
 7. Ontario Heritage Bridge Program
 8. A Guide to Heritage Structure Investigations
 - ★ 9. Commercial Rehabilitation Grant Guidelines
 - ★ 10. Designated Property Grant Guidelines
- ★ **Disponible en français**

Title: Guideline For Calculating and Reporting on
Uncommitted Reserve Capacity at Sewage and Water
Treatment Plants (Interim Position)

Ministry: Environment and Energy

Summary:

- This guideline is designed to assist municipalities in determining the status of available capacity at their water and sewage treatment facilities and in monitoring this capacity on an ongoing basis. It is necessary to be able to relate plant performance and hydraulic capacity to growth management objectives to avoid future limitations on development and to allow enough time to plan for the minimum of three to five years it can take to complete plant expansions or upgrades.
- Hydraulic capacity calculations are one component of strategic growth management. In addition, it is important to recognize that other factors must be considered when determining whether development can proceed prior to a plant reaching its hydraulic capacity. These include matters related to plant performance such as effluent and drinking water quality as well as Certificate of Approval requirements.

Objectives:

- to provide municipalities with a basis for determining the reserve capacity of their water and/or sewage works.
- to assist municipalities in planning for anticipated growth as it relates to the capacity of their water and/or sewage works.

**Date of
Release:** July, 1992

Contact: Ministry of Environment and Energy
Chief, Planning and Approvals
Regional Offices (see appendix 2)
or
Environmental Planning Branch
3rd Floor, 250 Davisville Avenue
Toronto, Ontario M4S 1H2
(416) 440-3778

Title: Guideline for the Responsibility for Communal Water and Sewage Works and Communal Sewage Systems (Interim Position)

Ministry: Environment and Energy

Summary:

- In this guideline the Ministry of Environment and Energy requires municipalities to accept responsibility for privately built communal water and sewage services.
- The purpose of this guideline is to protect the health and well-being of the public and environment by ensuring the long-term viability of essential communal services by requiring a public authority to have the legal responsibility for ownership and operation.

Objectives:

- protect the health and well-being of the public and environment by providing more secure operation and maintenance,
- avoid hardship being placed on occupants who may otherwise be inconvenienced or forced to vacate their residences as a result of failed private communal services, and
- avoid the financial costs that may otherwise be incurred to remedy failed private communal services that are a threat to the environment and/or a hazard to public health.

Date of Release: July, 1992

Contact: Ministry of Environment and Energy
Chief, Planning and Approvals
Regional Offices (see appendix 2)
or
Environmental Planning Branch
3rd Floor, 250 Davisville Avenue
Toronto, Ontario M4S 1H2
(416) 440-3778

Title: Guideline on Planning for the Re-Use of Potentially Contaminated Sites (Interim Position)

Ministry: Environment and Energy

Summary: • This guideline describes requirements to identify, assess and clean-up contaminated sites prior to their redevelopment or re-use.

Objectives:

- to encourage municipalities to plan in advance for the re-use of potentially contaminated sites.
- to integrate the Ministry of Environment and Energy's objectives, as expressed through MOEE Policy 14-17 entitled "Guidelines for the Decommissioning and Clean-up of Sites in Ontario", with land use planning.

**Date of
Release:** July, 1992

Contact: Ministry of Environment and Energy
Chief, Planning and Approvals
Regional Offices (see appendix 2)
or
Environmental Planning Branch
3rd Floor, 250 Davisville Avenue
Toronto, Ontario M4S 1H2
(416) 440-3778

Title: Guideline on Planning for Sewage and Water Services
(Interim Position)

Ministry: Environment and Energy

Summary:

- In this guideline the Ministry of Environment and Energy requires municipalities to plan for environmentally appropriate servicing infrastructure. Those forms of servicing which will support long-term government goals in the areas of environmental protection, affordable housing, urban intensification, and growth management (the control of urban sprawl) are encouraged.
- The guideline discusses development utilizing all types of services, including full municipal, partial municipal and individual on-site systems. In some instances, development on individual systems has resulted in groundwater contamination problems and necessitated the extension of municipal services. In other cases, there is concern that dispersed growth may be undermining the Provincial investment in infrastructure.

Objectives:

- to ensure that municipal infrastructure is planned for and utilized to the fullest to accommodate development.
- to encourage the use of communal water and sewage services where multi-unit/lot development is proposed in unserviced areas.
- to discourage the use of individual on-site sewage and water services for multi-unit/lot development.

**Date of
Release:** July, 1992

Contact: Ministry of Environment and Energy
Chief, Planning and Approvals
Regional Offices (see appendix 2)
or
Environmental Planning Branch
3rd Floor, 250 Davisville Avenue
Toronto, Ontario M4S 1H2
(416) 440-3778

Title: Guideline on Separation Distance Between Industrial Facilities and Sensitive Land Uses (Interim Position)

Ministry: Environment and Energy

- Summary:**
- This guideline provides assistance to prevent encroachment of sensitive land uses and industrial facilities on one another.
 - Separation of incompatible land uses is the recommended approach. Recommended separation distances are intended to supplement, not replace, adequate controls at the industrial facility and to safeguard against fugitive emissions (for which there is no practical means of control), process upsets, and breakdown or malfunction of technical controls and/or spills.

Objectives:

- to minimize the exposure of sensitive land uses to potential adverse effects associated with industrial facilities, through the use of separation distances.
- to illustrate/characterize industrial facilities according to differences in their physical size, production volumes, the intensity, and scheduling of operations or the objectionable nature of their emissions.
- to provide guidance where an existing designated land use is being phased out and replaced by another incompatible land use as part of a formal, large-scale land use change within a municipality (i.e. transitional urban areas).

Recommended separation distances are provided for the industrial categories of light, medium, and heavy.

Date of Release: July, 1992

Contact: Ministry of Environment and Energy
Chief, Planning and Approvals
Regional Offices (see appendix 2)
or
Environmental Planning Branch
3rd Floor, 250 Davisville Avenue
Toronto, Ontario M4S 1H2
(416) 440-3778

Title: Technical Guideline for Assessing the Potential for Groundwater Impact at Developments Serviced by Individual Sub-Surface Sewage Systems in Non-Designated Areas (Interim Position)

Ministry: Environment and Energy

Summary:

- This guideline describes requirements for the assessment of groundwater impact potential for subdivision developments to be serviced by individual sub-surface sewage systems.
- The guideline deals with development utilizing individual sub-surface sewage systems, and emphasizes the need to minimize the potential for adverse groundwater impacts resulting from the use of individual sub-surface sewage systems.

Objectives:

- to provide technical guidance to professional hydrogeological consultants in assessing the potential for unacceptable groundwater impacts resulting from the use of individual sub-surface sewage systems.
- to ensure that proposals are submitted with the required technical support to allow the Director to either support the undertaking, designate the undertaking under Notice 3/87 (thus requiring an assessment in compliance with Policy 15-08 and its associated guidelines) or to recommend against approval.

Date of Release: July, 1992

Contact: Ministry of Environment and Energy
Chief, Planning and Approvals
Regional Offices (see appendix 2)
or
Environmental Planning Branch
3rd Floor, 250 Davisville Avenue
Toronto, Ontario M4S 1H2
(416) 440-3778

Title: Technical Guideline for Water Supply Assessment for Subdivision Developments on Individual Private Wells (Interim Position)

Ministry: Environment and Energy

Summary:

- This guideline addresses the assessment of water supplies for subdivision developments on individual private wells. It is focused on development utilizing individual wells and reflects the need to ensure that future owners of lots or homes have a high probability of being able to obtain water for domestic consumption of acceptable quality and in adequate quantities in both the short and long term.
- This guideline is based on the assumption that the municipality has performed an assessment of servicing alternatives and that the use of individual private wells is appropriate (please refer to the Ministry of Environment and Energy "Guideline on Planning for Sewage and Water Services".)

Objectives:

- to provide technical guidance to professional hydrogeological consultants in assessing groundwater quality and quantity.
- to provide an interpretation of the application of MOEE policy to individual private well water supplies.
- to ensure that proposals are submitted with the required technical support.

Date of Release: July, 1992

Contact: Ministry of Environment and Energy
Chief, Planning and Approvals
Regional Offices (see appendix 2)
or
Environmental Planning Branch
3rd Floor, 250 Davisville Avenue
Toronto, Ontario M4S 1H2
(416) 440-3778

Title: Fill Quality Guidelines For Lakefilling in Ontario

Ministry: Environment and Energy

Summary:

- This guideline is designed for evaluating the suitability of fill material for lakefilling. The guideline is designed to protect the aquatic environment from both the physical effects of, and contaminants associated with fill to achieve:
- The Ministry of Environment and Energy water quality management goal: "To ensure that the surface waters of the province are of a quality which is satisfactory for aquatic life and recreation."
- This guideline assists in the achievement of the Provincial Sediment Quality Guideline objective: "To protect organisms that are directly impacted by contaminated sediment, namely the sediment-dwelling (benthic) species; and to protect against biomagnification of contaminants through the food chain from sediment contaminant sources."

**Date of
Release:** June, 1992

Contact: Ministry of Environment and Energy
Supervisor, Bioassessment
Water Resources Branch
40 St. Clair Ave. West
Toronto, Ontario M4V 1M2
(416) 314-4140

Title: Stormwater Quality Best Management Practices

Ministry: Environment and Energy

Summary:

- This document describes Best Management Practices (BMP) for stormwater runoff. In this document, BMP specifically refers to stormwater management facilities such as extended detention and wet ponds, infiltration systems, constructed wetlands, and various vegetative practices. It details a methodology for the integration of BMP planning into the municipal planning process, a BMP selection process and recommendations for BMP design methodology. It provides estimates of BMP capital costs, maintenance costs and gives recommendations for research and monitoring studies.

Objectives:

- the implementation of urban stormwater quality controls;
- the assessment of any associated potential negative impacts; and
- the integration of their selection/design with the land use and watershed planning processes.

Date of

Release: June, 1991

Contact: Ministry of Environment and Energy
Stormwater and C.S. Overflow Unit
Water Resources Branch
40 St. Clair Ave. West
Toronto, Ontario M4V 1M2
(416) 314-4140

Title: Interim Stormwater Quality Control Guidelines
for New Development

Ministry: Environment and Energy, Natural Resources

Summary:

- Provides guidelines for Stormwater Quality Management for new development. It incorporates concepts of Watershed Plans, Subwatershed (nee Master Drainage), and Stormwater Management Plans.
- Stormwater is viewed in the context of a resource to be managed and used in support of societal benefits.
- Stormwater quality control should be coordinated throughout the land use plan review process.

Principles

- source controls must be employed to minimize contamination
- essential to reduce volume of storm runoff moving off-site for small frequent stormwater events
- maximize the use of overland flow networks/natural channels

<i>Guidelines</i>	<i>Buffer Zone</i>	<i>Volume Controls</i>
Coldwater Fisheries	30 m	25 mm daily precipitation
Warmwater Fisheries	15 m	13 mm daily precipitation

**Date of
Release:** May, 1991

Contact: Ministry of Environment and Energy
Manager, Watershed Management Section
Water Resources Branch
40 St. Clair Ave. West
Toronto, Ontario M4V 1M2
(416) 314-4140

Title: Guidelines for the Decommissioning and Clean-up of Sites in Ontario (Policy 14-17)

Ministry: Environment and Energy

Summary:

- This policy and its associated Guidelines document defined procedures for the management of the environmental aspects of facility decommissioning (mothballing, partial or complete closure) and site clean-up (restoration of a contaminated site).
- Purpose and Objective:
This policy and its associated Guidelines:
 - (i) protect subsequent users and the public from environmental contaminants that would otherwise remain on the site;
 - (ii) ensure that facility decommissioning and site clean-up are completed in an environmentally acceptable fashion;
 - (iii) establish a framework to provide a consistent decision-making process at all sites to be decommissioned or cleaned-up;
 - (iv) provide technical and policy guidance on the decommissioning and site clean-up process to MOEE staff, proponents and the public;
 - (v) ensure public involvement in the decommissioning and site clean-up process.

Date of Release: December, 1988

Contact: Ministry of Environment and Energy
Regional/District Offices (see appendix 2)
or
Waste Management Branch
2 St. Clair Avenue West, 14th Floor
Toronto, Ontario M4V 1L5
(416)323-5200
Toll-free 800-268-4483

★ Disponible en français

Title: The Use of Holding Tanks in Sewage Systems Under
Part VIII of the Environmental Protection Act (08-05)

Ministry: Environment and Energy

Summary:

- The purpose of this policy is to protect human health and the environment by restricting the use of holding tanks in sewage systems. Systems which use holding tanks are expensive to operate and do not constitute a sufficiently reliable system for dealing with raw sewage on an ongoing basis.

**Date of
Release:** May, 1988

Contact: Ministry of Environment and Energy
Approvals Branch
3rd Floor, 250 Davisville Avenue
Toronto, Ontario M4S 1H2
(416) 440-3713

★ Disponible en français

Title: Treatment Requirements for Municipal and Communal Water Works Using Ground Water Sources (Policy 15-15)

Ministry: Environment and Energy

Summary:

- This policy describes the minimum treatment that the Ministry will require at municipal and communal water works using ground sources for raw water supplies. It provides technical guidance to municipalities and Ministry of Environment and Energy staff on the production of potable water from these sources.
- The policy applies to water works operated by municipalities and others as covered under the provisions of Section 23 of the Ontario Water Resources Act. The main function of these works is to treat raw water from ground sources to produce potable water.
- Water originating from ground sources and transmitted with or without treatment to uncovered storage reservoirs is deemed not to be groundwater. Since such waters may be subject to similar contamination potentials as exist for surface water sources, this policy is not applicable in such cases, and the "Treatment Requirements for Municipal and Communal Water Works Using Surface Water Sources" policy will apply.

Date of Release: December, 1987

Contact: Ministry of Environment and Energy
Water Resources Branch
40 St. Clair Ave. West
Toronto, Ontario M4V 1M2
(416) 314-4140

★ Disponible en français

Title: Treatment Requirements for Municipal and Communal Water Works Using Surface Water Sources (Policy 15-14)

Ministry: Environment and Energy

Summary:

- This policy describes the minimum treatment that the Ministry will require at municipal and communal water works using surface sources for raw water supplies. It provides technical guidance to municipalities and Ministry of Environment and Energy staff on the production of potable water from these sources.
- The policy applies to water works operated by municipalities and others as covered under the provisions of Section 23 of the Ontario Water Resources Act. The main function of these works is to treat raw water from surface sources to produce potable water. Water transmitted with or without treatment to uncovered storage reservoirs shall be deemed to be surface water, and shall be subject to the requirements of this policy.

Date of Release: December, 1987

Contact: Ministry of Environment and Energy
Water Resources Branch
40 St. Clair Ave. West
Toronto, Ontario M4V 1M2
(416) 314-4140

★ Disponible en français

Title: Land Use on or Near Landfills and Dumps
(Policy 07-07)

Ministry: Environment and Energy

Summary:

- This policy provides guidelines for Ministry of Environment and Energy staff reviewing proposals for land use on or near operating and non-operating landfills and dumps. This policy is written to complement the Ministry's abatement programs.
- Objective:
 - The objective of this policy is to protect the health, safety, convenience, and welfare of residents from potential adverse environmental effects of landfills and dumps, by restricting or controlling land use.

**Date of
Release:** November, 1987

Contact: Ministry of Environment and Energy
Environmental Planning Branch
3rd Floor, 250 Davisville Avenue
Toronto, Ontario M4S 1H2
(416) 440-3778
or
Chief, Planning and Approvals
Regional Offices (see appendix 2)

★ Disponible en français

Title: Urban Drainage Guidelines

Ministry: Environment and Energy

- Summary:**
- Joint publication of the Ministries of Natural Resources, Environment and Energy, Municipal Affairs, Transportation, Association of Conservation Authorities of Ontario, Municipal Engineers Association and the Urban Development Institute.
 - The purpose of the guidelines is to assist the above organizations in addressing stormwater drainage designs for new urban development.
 - Goals:
 - supplements Ministry of Environment and Energy guidelines respecting storm sewer design
 - concept of Watershed Master Drainage Plan
 - concept of `Major' and `Minor' storm systems - protection of basements from flooding
 - storm design return period
 - encourage use of source controls (i.e., discharge to lawn, roof retention, etc)
 - methods and degree of quality control.

**Date of
Release:** April, 1987

Contact: Ministry of Environment and Energy
Water Resources Branch
40 St. Clair Ave. W.
Toronto, Ontario M4V 1M2
(416) 314-4140

Title: Incorporation of the Reasonable Use Concept Into
MOEE Groundwater Management Activities
(Policy 15-08)

Ministry: Environment and Energy

Summary:

- This policy establishes the basis for determining the reasonable use of groundwater on property adjacent to sources of contaminants and explains the role of a reasonable use approach in the Ministry's various activities related to groundwater quality.
- The policy is designed to facilitate implementation of the groundwater quality management policies and procedures contained in the publication "Water Management - Goals, Policies, Objectives and Implementation Procedures of the Ministry of the Environment", which are based on protecting existing and potential reasonable uses of water. The reasonable use concept applies only to groundwater quality management.
- The policy addresses the levels of contaminant discharges considered acceptable by the Ministry and the levels of contamination in water supplies which would warrant restoration of those water supplies.

**Date of
Release:** April, 1986

Contact: Ministry of Environment and Energy
Water Resources Branch
40 St. Clair Ave. West
Toronto, Ontario M4V 1M2
(416) 314-4140

★ Disponible en français

Title: Lake Simcoe Environmental Management Strategy (LSEMS)

Ministry: Environment and Energy

Summary: The Lake Simcoe Environmental Management Strategy (LSEMS) provides the frame work for the establishment of remedial measures for Lake Simcoe water quality and fish-eries. This frame work is outlined through a series of recommendations, based on a number of studies, identifying the immediate remedial action, water quality monitoring and future research requirements.

Phosphorus loading was identified as the main water quality concern in Lake Simcoe. The LSEMS recommendations constitute an integrated phosphorus control strategy. One of the main recommendations of LSEMS, adopted by MOEE, is recommendation C.6. which prohibits any increase in total phosphorus loading entering the lake from municipal or industrial water pollution control plants until the lake's response to an increase in phosphorus loading can be reliably predicted.

The LSEMS establishes an administrative structure to insure that the water quality protection and enhancement programs are carried out in an integrated and comprehensive manner.

Since 1990 the Lake Simcoe Region Conservation Authority has become the lead agency in LSEMS.

Objectives of LSEMS :

- The determination of phosphorus inputs to Lake Simcoe.
- The identification and evaluation of measures designed to reduce the annual input to the lake from agricultural sources.
- The establishment of base line physical, chemical and biological data to facilitate:
 - future evaluation of Lake Simcoe water quality,
 - determination of long range water quality trends, and
 - measurement of the effectiveness of adopted remedial measures.

**Date of
Release:** 1985

Contact: Ministry of Environment and Energy
Central Region
Surface Water Supervisor
7 Overlea Blvd. 4th floor
Toronto, Ontario M4H 1A8
(416)424-3000

Title: Niagara Escarpment Plan

Ministry: Environment and Energy

Summary: This provincial environmental plan establishes the land use policies, development criteria and the Niagara Escarpment Parks System that seek to fulfil the purpose of the Niagara Escarpment Planning and Development Act (NEPDA).
The purpose of the NEPDA is to maintain the Niagara Escarpment and lands in its vicinity substantially as a continuous natural environment and to ensure compatible development.
Within the Plan boundary there are seven land-use designations which explain how land shall be used throughout the Plan Area. Each designation has objectives and criteria that justify the various designations. The development criteria are used to determine how a proposed development is to be carried out. The permitted uses and lot creation policies for each designation are stated.
The Act states that where the Plan is in effect, the Plan prevails over any local plan or zoning by-law covering the Planning Area. The Act also establishes the area of development control and the priority of the development permit system whereby, unless exempted by regulation, no building permit or other permit relating to development can be issued unless a development permit has been issued under this Act.

**Date of
Release:** June, 1985

Contact: Ministry of Environment and Energy
Supervisor, Niagara Escarpment Unit
Environmental Planning Branch
3rd Floor, 250 Davisville Avenue
Toronto, Ontario M4S 1H2
(416) 440-6997

Title: Guidelines for the Design of: Sanitary Sewage Works, Storm Sewers, Water Distribution Systems, Water Storage Facilities, Small Water Systems, and Seasonal Water Systems.

Ministry: Environment and Energy

Summary:

- These guidelines are primarily intended to outline minimum acceptable levels of servicing to assist consulting engineers, municipal engineering staff, and other designers in the preparation of sanitary sewage system designs that will meet the approval requirements of the Ministry of Environment and Energy.
- These are guidelines which describe:
 - requirements for separate vs combined sewer systems
 - design period (i.e., 20 years), tributary areas
 - design densities, flow allowances, infiltration allowances
 - minimum and maximum velocities in sewers, sewer slopes
 - minimum sewer, service connection sizes
 - depth of cover, sewer location within street allowance
 - sewage pumping station requirements - etc.

Date of Release: July, 1984

Contact: Ministry of Environment and Energy
Municipal Approvals Section, Approvals Branch
3rd Floor, 250 Davisville Avenue
Toronto, Ontario M4S 1H2
(416) 440-3713

Title: Guidelines for Compatibility Between Sewage Treatment Facilities and Sensitive Land Uses (Policy 07-05)

Ministry: Environment and Energy

Summary:

- The intent of this policy is to minimize the effect of odours emanating from municipal and private sewage treatment plants and lagoons on sensitive adjacent land uses.
- The separation distances specified in the policy are intended to mitigate the effects of offensive odours which may occur during normal daily operations or when facilities have minor overloads or upsets created by abnormal conditions or wastes.
- Scope:
 - The policy is applicable to waste stabilization ponds and sewage treatment plants. Plants are categorized into two classes: those with a design capacity equal to or less than 25,000 cubic metres of sewage per day and those with a capacity greater than 25,000 cubic metres per day.

Date of Release: September, 1983

Contact: Ministry of Environment and Energy
Environmental Planning Branch
3rd Floor, 250 Davisville Avenue
Toronto, Ontario M4S 1H2
(416) 440-3778
or
Chief, Planning and Approvals
Regional Offices (see appendix 2)

★ Disponible en français

Title: Levels of Treatment for Municipal and Private Sewage Treatment Works Discharging to Surface Waters (Policy 08-01)

Ministry: Environment and Energy

Summary:

- This policy describes the levels of treatment that the Ministry will require at municipal and private sewage treatment works discharging to surface waters.
- This policy applies to sewage works operated by municipalities or others, the main function of which is to treat human waste.
- The Ministry requires that municipal and private sewage treatment works, outfall structures and emergency overflow facilities be located, designed, constructed and operated so as to minimize pollution of receiving waters and interference with water uses.

Date of Release: January, 1983

Contact: Ministry of Environment and Energy
MISA/Municipal Section
Water Resources Branch
40 St. Clair Ave. West
Toronto, Ontario M4V 1M2
(416) 314-4140

★ Disponible en français

Title: Land Use Compatibility (Policy 07-03)

Ministry: Environment and Energy

Summary:

- This policy identifies the direct interest of the Ministry of Environment and Energy in recommending separation distances and other control measures on land use planning proposals to prevent future incompatibilities between land uses. The policy sets the context for all existing and new policies related to land use compatibility.
- The intent is to achieve a reasonable degree of protection that supplements practicable emission controls, without unduly restricting land use.

Date of Release: January, 1983

Contact: Ministry of Environment and Energy
Environmental Planning Branch
3rd Floor, 250 Davisville Avenue
Toronto, Ontario, M4S 1H2
(416) 440-3778
or
Chief, Planning and Approvals
Regional Offices (see appendix 2)

★ Disponible en français

Title: Manual of Policy, Procedures and Guidelines for
On-site Sewage Systems

Ministry: Environment and Energy

Summary: • This Manual provides Environmental Protection Act (E.P.A.) Part VIII Directors (typically associated with local health units) with guidance and direction regarding the policies and procedures for administration of the Part VIII Program. In addition, it provides the Director with technical guidance regarding application of Ont. Reg. 374/81.

**Date of
Release:** May, 1982

Contact: Local Health Unit,
Ministry of Environment and Energy District/Regional Office (appendix 2)

Title: Kawartha Development Strategy

Ministry: Environment and Energy, Municipal Affairs,
Natural Resources

Summary:

- The Kawartha Development Strategy is a Cabinet approved set of policies covering the Kawartha Lakes area within the CORTS (Canada Ontario Rideau-Trent Severn Corridor).
- The strategy is intended to guide development in the Kawarthas in order to minimize the loss of recreational opportunities and the decline in overall water quality in the Kawartha Lakes system.
- KDS has 36 policies related to the future development of lands within the Kawartha area.

**Date of
Release:** May 1978

Contact: Ministry of Environment and Energy
Surface Water Supervisor
7 Overlea Blvd.
4th Floor
Toronto, Ontario M4H 1A8
(416) 424 - 3000

Ministry: Ministry of Environment and Energy

Related

Publications: ★ 1. Municipal Environmental Planning Series, (Revised 1987)

Technical

Guidelines: 1. Environmental Guidelines for Locating, Constructing and Operating Hydrocarbon Pipelines in Ontario

★ Disponible en français

Title: Land Use Planning for Housing Policy Statement

Ministry: Housing, Municipal Affairs

Summary:

- The Policy Statement was issued by the Ministers of Municipal Affairs and of Housing and identifies 5 areas of provincial interest which relate directly to the land use planning process and the provision of housing:
 - 1) Provide for an adequate supply of land for residential development by: maintaining a ten year supply of land designated for residential use; having policies for servicing this land in upper tier official plans; maintaining a three year supply of building lots and blocks; and, having upper tier official plans allocate growth and servicing to lower tiers.
 - 2) Streamline the local planning process by: having official plans specify the typical time frame for development approvals, and, committing the municipality to adhere to a procedural guideline outlining the typical steps involved in the development approvals process.
 - 3) Provide for a full range of housing types by: designating appropriate residential uses and densities in the official plan; having policies on how the various housing types will be distributed throughout the municipality; adopting policies which would help implement the policies; and, by having zoning which permits the full range of housing to be provided. The policy also sets a target of providing for at least 25 per-cent of new housing as "affordable" housing. Affordable house prices and rents are established in an "Information Bulletin" released on an annual basis.
 - 4) Identify and adopt strategies to increase the supply of housing in existing urban areas through residential intensification by: (using specified criteria) designating areas in the official plan where certain types of intensification will be permitted; and, adopting zoning provisions which would also permit accessory apartments and rooming houses.
 - 5) Monitor how the provisions of the policy statement are being met.
- Details on how to implement the policy statement are included in a document entitled "Increasing Housing Choices - Implementation Guideline for the Land Use Planning for Housing Policy Statement."

**Date of
Release:** July, 1989

Contact: Ministry of Housing
Advocacy and Planning Branch
777 Bay Street - 2nd floor
Toronto, Ontario M5G 2E5
(416) 585-6515

★ Disponible en français

Title: Increasing Housing Choices; Implementation
Guideline for the Land Use Planning for Housing
Policy Statement

Ministry: Housing, Municipal Affairs

- Summary:**
- The Implementation Guideline was issued by the Ministers of Municipal Affairs and of Housing and provides a framework within which municipalities can tailor their own implementation of the Land Use Planning for Housing Policy Statement.
 - The Guideline provides a detailed explanation of the intent of the policy statement, and gives a range of actions which municipalities can take to implement the policies through various land use planning tools.
 - The Guideline provides a description of the process for municipalities to follow for implementing the policy statement:
 - 1) conduct background research on housing demand and supply, servicing capacity and the local planning approvals process
 - 2) make necessary amendments to the official plan
 - 3) amend zoning by-laws to reflect and implement official plan policies
 - 4) improve administrative procedures

The Guideline provides details on the 5 main areas for action in the Housing Policy Statement:

- 1) Provide for an adequate supply of land
- 2) Streamline the local planning process
- 3) Provide for a full range of housing types including at least 25 percent affordable housing
- 4) Increase the supply of housing in existing urban areas through residential intensification
- 5) Monitor how the provisions of the policy statement are being met

**Date of
Release:** November, 1989

Contact: Ministry of Housing
Advocacy and Planning Branch
777 Bay Street - 2nd floor
Toronto, Ontario M5G 2E5
(416) 585-6515

★ Disponible en français

Title: Housing Priority Policy

Ministry: Housing, Management Board Secretariat

Summary: The Housing Priority Policy is intended to increase the amount of government land available for housing development.

The Housing Priority Policy, which is jointly administered by the Ministry of Housing and Management Board Secretariat, applies to all municipalities defined as Priority Areas under the Land Use Planning for Housing Policy Statement and other municipalities having a population greater than 25,000.

The Policy creates a clear housing priority in the allocation of surplus government sites. Sites suitable for housing are to be held for residential development unless the Government decides that there is a more compelling provincial use for the land.

The policy provides direction regarding the following:

- an annual inventory of under-utilized sites,
- application of the policy to Crown agencies,
- use of proceeds from sales of high value government lands for the purchase of land for housing,
- planning approval support by Government,
- assessment of site environmental characteristics,
- reservation of government sites for housing,
- encouragement of municipalities, school boards and other transfer payment agencies to voluntarily make surplus property available for housing,
- establishment of affordable housing mix targets for government land.

Date of Release: October 22, 1992

Contact: Ministry of Housing
Manager, Land Development Group
777 Bay St., 12th Floor,
Toronto, Ontario
(416) 585-6217

Title: Growth and Settlement Policy Guidelines

Ministry: Municipal Affairs

Summary: These guidelines represent a framework of provincial policies and practices on land use planning issues. They have been endorsed by Cabinet for immediate use by municipalities, planners, and developers and are to be reflected in decisions made under the Planning Act affecting any planning matter.

The policy areas addressed by this document are: General, Settlement Areas, Development Outside of Settlement Areas, Areas Without Municipal Organization, Infrastructure/Servicing, Transportation, Natural Areas, and Land Use Compatibility.

Generally, the intent of the guidelines is to ensure that anticipated growth, development, and settlement occur in an environmentally and economically sound manner.

**Date of
Release:** September, 1992

Contact: Ministry of Municipal Affairs
Municipal Planning Policy Branch
777 Bay Street, 13th Floor Toronto,
Ontario M5G 2E5
(416) 585-6235

★ Disponible en français

Title: Streamlining Guidelines: the Development Review Process

Ministry: Municipal Affairs, Housing

Summary: The Streamlining Guidelines are intended to help reduce the time spent on development approvals. The guidelines are designed:

- to help municipalities streamline their development approval procedures and manage their plans better;
- to help developers understand the approval rules; and
- to help agencies clarify their standards and approval requirements up front so they can respond faster to development proposals.

Readers are encouraged to familiarize themselves with all the Streamlining Guidelines. This will foster a better understanding of the development review process, the roles and responsibilities of other stakeholders in the process - and what every player can do to improve efficiency in their part in the process.

Date of Release: August, 1992

Contact: Ministry of Municipal Affairs
Plans Administration Branch
Central and Southwest
777 Bay Street, 14th Floor
Toronto, Ontario M5G 2E5
(416) 585-6014

★ Disponible en français

Title: 2021 - The Challenge of Our Future - A Working Document

Ministry: Municipal Affairs (Office for the Greater Toronto Area)

Summary: This document is specific to the Greater Toronto Area (GTA). The GTA includes the Regions of Halton, Peel, York and Durham and the Municipality of Metropolitan Toronto. The document states (page 30) "that while the vision {for the future of the GTA} is being developed, the concepts in this paper will guide all provincial ministries in their activities in the GTA."

Key Concepts:

The vision document envisages a GTA based on well defined, compact communities where a variety of employment opportunities and a wide range of housing choices (close to pedestrian-accessible services and amenities) ensure social equity for people of different ages, economic means and with different social service needs.

Future development in the GTA should be based on a system of nodes - both existing and to be identified - and corridors, supported by a transit network

Nodal development focuses growth on core areas which provide employment, housing and social, education and health services

There must be efficient use of both hard infrastructure - water and sewer systems, roadways and public transit services - and health, education and social services.

Date of Release: March, 1992

Contact: Office for the Greater Toronto Area
10 Bay Street, Suite 300
Toronto, Ontario, M5J 2R8
(416) 314-6400

★ Disponible en français

Title: Guidelines on Noise and New Residential Development Adjacent to Freeways

Ministry: Municipal Affairs, Transportation

Summary: The Guidelines were introduced in April, 1979 by the Ministers of Housing and Transportation to control the noise in outdoor areas of new residential developments near freeways.

- The purpose of the guidelines is to ensure that sufficient data is made available by a developer to the approving authority demonstrating the achievement of the lowest technically, administratively and economically practicable noise levels for new residential development in accordance with the provincial policy.
- The policy sets an objective of 55 decibels as an outdoor noise level in residential developments adjacent to freeways.
- Where the outdoor noise level is likely to be excessive, the developer must demonstrate that measures will be taken to get as close as possible to this objective level of 55 decibels.
- In cases where the outdoor noise level exceeds 70 decibels residential development will be prohibited. In August 1980 a complementary document, "Land Use Planning for Noise Control in Residential Communities" was published. The publication describes some techniques which could be used to reduce the noise impact.

Date of Release: April, 1979

Contact: Ministry of Municipal Affairs
Provincial Planning Policy Branch
777 Bay Street, 11th Floor
Toronto, Ontario M5G 2E5
(416) 585-7181

Title: Parkway Belt West Plan

Ministry: Municipal Affairs

Summary: The Parkway Belt West Plan is a provincial land use plan covering approximately 50,000 acres of land in 14 local and 5 regional municipalities between Hamilton and Markham. The Plan was developed under authority of the Ontario Planning and Development Act and the Parkway Belt and Planning and Development Act. The processes for the creation and modification of the Plan are set out in legislation.

The Parkway Belt West Plan identifies the planning area prescribed by the Legislature, and provincial goals, objectives, and policies for those lands within the plan area.

The plan constitutes a linear corridor intended for highways, utilities, transit, open space, urban separators and land reserve for future flexibility.

The lands within the Plan are divided into two categories, the Public Use Area and Complementary Use Area. Designations include "Public Open Space and Buffer Area", "Utility", "Road", and Special Complementary Use".

All municipal official plans must conform to the Parkway Belt West Plan policies.

Date of Release: Original - July, 1978
Revisions - Various Dates

Contact: Ministry of Municipal Affairs
Provincial Planning Policy Branch
777 Bay Street, 11th Floor
Toronto, Ontario M5G 2E5
(416) 585-7189

Title: Land Use Policy near Airports

Ministry: Municipal Affairs

Summary: The Land Use Policy near Airports applies to all airports in Ontario for which noise contour maps have been adopted by the Ministry of Municipal Affairs.

- all land use proposals near airports must adhere to the NEF Land Use Compatibility Table;
- the NEF (Noise Exposure Forecast) system reflects the noise produced by all types of aircraft at an airport, taking into consideration the number of flights, the duration of the noise, the time of the day and the frequency components of the sound (pure tones);
- the applicable NEF values are determined from NEF or NEP contour maps based on contours supplied by Transport Canada;
- NEF maps are based on 5 - year forecasts, whereas NEP maps show longer term projections based on the same Noise Exposure Forecast system;
- the land compatibility table prohibits noise sensitive uses from areas where the NEF exceeds a certain level and permits these uses subject to adequate sound insulation at a lower level;
- a list of the currently applicable noise contour maps is available at the Ministry of Municipal Affairs.

Date of Release: March, 1978

Contact: Ministry of Municipal Affairs
Program Services Branch
777 Bay Street, 13th Floor
Toronto, Ontario M5G 2E5
(416) 585-6257

Ministry: Ministry of Municipal Affairs

**Related
Publications:**

- ★ 1. Citizen's Guides (Revised 1990)
- ★ 2. An Introduction to Community Planning (1985)
- ★ 3. A Planner's Reference to Legislation, Provincial Policies and Guidelines (1989)

★ Disponible en français

Title: Wetlands Policy Statement

Ministry: Natural Resources, Municipal Affairs

Summary: The purpose of the Wetlands Policy Statement is to provide protection for all Provincially Significant Wetlands in Ontario. The policy is divided into two parts:

- In the Great Lakes - St. Lawrence Region, no development shall be permitted on Provincially Significant Wetlands. Development may be permitted on adjacent lands with an Environmental Impact Study, if it does not result in any of the following:
 - loss of wetland functions;
 - subsequent demand for future development which will negatively impact on existing wetland functions;
 - conflict with existing site-specific wetland management practices; and,
 - loss of contiguous wetland area.
- In the Boreal Region, development may be permitted within Provincially Significant Wetlands with an Environmental Impact Study, if it does not result in any of the following:
 - loss of wetland functions;
 - subsequent demand for future development which will negatively impact on existing wetland functions; and,
 - conflict with existing site-specific wetland management practices.
- On adjacent lands, established agricultural activities are permitted without an Environmental Impact Study.
- New utilities/facilities to be located outside Provincially Significant Wetlands, wherever possible.

**Date of
Release:** May, 1992

Contact: Ministry of Natural Resources District Offices (see appendix 4)

★ Disponible en français

Title: A Manual of Implementation Guidelines for the Wetlands Policy Statement

Ministry: Natural Resources, Municipal Affairs

Summary: The Wetlands Implementation Guidelines are designed to assist in the implementation of the Wetlands Policy Statement. The goals of the Wetlands Policy are to ensure that Provincially Significant Wetlands are identified and adequately protected through the land use planning process and not result in a loss of Provincially Significant Wetlands.

The Guidelines discuss the application of the policy statement and provide approaches for official plan policies, comprehensive zoning bylaws and amendments and other zoning provisions, and the subdivision of land to protect wetlands in the Great Lakes - St. Lawrence Region and the Boreal Region. The implementation guidelines also discuss the requirements of an Environment Impact Study (EIS).

The options identified in these Guidelines are not all inclusive. It is expected that individual approaches which best suit specific wetlands will continue to be applied in consultation with the Ministries of Natural Resources and Municipal Affairs.

Date of Release: November, 1992

Contact: Ministry of Natural Resources District Offices (see appendix 4)

Title: Flood Plain Planning Policy Statement

Ministry: Natural Resources, Municipal Affairs

Summary: The objectives of the Flood Plain Planning Policy are:

- to prevent loss of life;
- to minimize property damage and social disruption; and
- to encourage a co-ordinated approach to the use of the land and the management of water.

The flood standards used to define flood plain limits result from one of the following storm centred events:

- Hurricane Hazel storm (1954);
- Timmins storm (1961);
- 100 year flood.

The policy requires municipalities and planning boards to show and/or describe flood plain lands in their official plans and incorporate policies pertaining to new development which are consistent with the intent of this policy statement. Where there is no official plan, the municipality's zoning by-law should reflect the intent of the policy.

The policy identifies a one-zone concept which prohibits or restricts new development in the flood plain. Where the one-zone concept cannot be applied or portions of the flood plains could potentially be safely developed, a two-zone concept may be appropriate. The policy provides for identification of the floodway and the flood fringe. New development is prohibited or restricted in the floodway. However, new development may be permitted in the flood fringe provided it is appropriately flood-proofed and protected from the risk of flooding.

Where the above policy approaches are not possible, the municipality may apply for special policy area status and include policies in their official plan indicating the circumstances under which new development may be permitted.

**Date of
Release:** August, 1988

Contact: Ministry of Natural Resources District Offices (see appendix 4)
Conservation Authorities (see appendix 6)

★ Disponible en français

Title: Flood Plain Planning Policy Statement
Implementation Guidelines

Ministry: Natural Resources, Municipal Affairs

Summary: These Implementation Guidelines assist in further explaining the Flood Plain Policy Statement. They present various options and approaches for incorporating flood plain management into the land use planning process. The options and approaches identified in the guidelines are not all inclusive. They recognize that a certain approach may be acceptable in one area under certain circumstances but may not be acceptable in a different area or under a different set of circumstances. The intent of the guidelines is to ensure that the approach proposed by a municipality has been developed with due consideration to local conditions and that it reflects the intent of the Flood Plain Policy Statement.

The guidelines provide an explanation of the application of the one-zone and two-zone concepts in the Flood Plain Planning Policy Statement and the factors to be considered when applying these approaches. In addition, procedures for the approval of special policy areas and flood proofing requirements are discussed in detail.

These Implementation Guidelines, together with the companion Technical Guidelines designed to assist in the computation of flood flows and the delineation of flood plains, are key tools for effective flood plain management in Ontario.

**Date of
Release:** October, 1988

Contact: Ministry of Natural Resources District Offices (see appendix 4)

Title: Mineral Aggregate Resources Policy Statement

Ministry: Natural Resources, Municipal Affairs

Summary: The principles of the Mineral Aggregate Resources Policy Statement are:

- mineral aggregates are essential non-renewable natural resources and should be recognized as important components in any comprehensive land use or resource management program;
- mineral aggregates should be available to the consumers of Ontario at a reasonable cost;
- all parts of Ontario possessing mineral aggregates have a shared responsibility for meeting future potential demand;
- notwithstanding the need for mineral aggregates, it is essential to ensure that extraction is carried out with minimal social and environmental cost;
- it is necessary to maintain sources of supply as close to markets as possible until such time as long distance transportation may become feasible;
- other land uses may in specific instances, take precedence over aggregate extraction, including wayside pits and quarries;
- wayside pits and quarries are needed on a temporary basis and often at short notice to supply mineral aggregates for certain projects of public authorities;
- municipalities should encourage the concept of extraction as an interim land use activity.

The Mineral Aggregates Resources Policy Statement encourages municipalities to identify and protect as much of its mineral aggregate resources as is practicable, in the context of other land use planning objectives, to supply local, regional and provincial needs.

**Date of
Release:** May, 1986

Contact: Ministry of Natural Resources District Offices (see appendix 4)

★ Disponible en français

Title: Mineral Aggregates Resources Policy Statement -
A Guideline on Implementation

Ministry: Natural Resources, Municipal Affairs

Summary: The Mineral Aggregate Resources Implementation Guidelines are designed to assist in the implementation of the Mineral Aggregate Resources Policy Statement (MARPS). The purpose of MARPS is to ensure that mineral aggregate resources are identified and adequately protected through the land use planning process.

The Guidelines discuss the application of the policy statement and provide policy approaches for official plan policies, comprehensive zoning by-laws and amendments for the protection of mineral aggregate resources. The options identified in these Guidelines are not all inclusive. It is expected that individual approaches which best suit specific mineral aggregate resource areas will continue to be applied in consultation with the Ministries of Natural Resources and Municipal Affairs.

**Date of
Release:** May, 1986

Contact: Ministry of Natural Resources District Offices
(see appendix 4)

Title: Implementation Guidelines; Provincial Interest on the Oak Ridges Moraine Area of the Greater Toronto Area

Ministry: Natural Resources, Municipal Affairs

Summary: These guidelines were developed to assist in understanding the intent of the expression of provincial interest for the Oak Ridges Moraine Area within the Greater Toronto Area, how it will be implemented, and how it will affect the planning and development approval process. They describe,

- 1) Principles and evaluation criteria used to determine whether planning and development applications meet the intent of the provincial interest.
- 2) Information required to assess planning and development applications in the context of the provincial interest.
- 3) Government review procedures for planning and development applications in the Oak Ridges Moraine Area.

The expression of provincial interest and the associated guidelines are an interim measure remaining in effect until a long term strategy for the Oak Ridges Moraine within the Greater Toronto Area is developed.

These guidelines do not take precedence or supersede provincial policies or other provincial guidelines. They must be considered in conjunction with other guidelines and policies.

The guidelines apply to the review of official plans and amendments, zoning by-laws and amendments, plans of subdivision and multiple consents for all land uses including but not limited to:

- residential and estate residential, golf courses, commercial, and industrial operations including aggregate extraction.

Prior to proceeding with any planning and development proposal within the area, it is strongly suggested that the implications of these guidelines be discussed with the appropriate district staff of the Ministry of Natural Resources.

Date of Release: June, 1991

Contact: Ministry of Natural Resources
Manager, Special Projects, Greater Toronto Area Branch
Trillium Building 10401 Dufferin Street - 2nd Floor
Maple, Ontario, L6A 1S9
(416) 832-7190

Ministry: Ministry of Northern Development and Mines

Publications: ★ 1. Guidelines for Public Notice and Consultation (related to approvals under the Mining Act, R.S.O., 1990)

★ Disponible en français

Title: Transit Supportive Land Use Planning Guidelines

Ministry: Transportation, Municipal Affairs

Summary:

- These Guidelines have been prepared to assist municipalities with the development of transit-supportive land use policies and practices.
- These Guidelines stress the importance of transit oriented urban design when planning for new development of all types or when considering redevelopment strategies. Suggestions include elements of subdivision design, street pattern, community-wide and neighbourhood plans, and site planning considerations.
- The Guidelines are based on a series of transit-supportive planning principles including: a grid network of arterial and collector streets; maximum pedestrian walking distances; and, street-oriented land uses and higher densities along arterial roads.
- The document is organized into sections on Land Use Planning (policy), Physical Design and Process and Incentives. It is intended for use by all sizes of municipalities that have transit systems or may be considering transit in the foreseeable future.
- The Guidelines promote the co-ordination and integration of transportation systems with transit services and point out the mutually-supportive relationship of transit planning and more broadly based land use planning.
- These Guidelines are referenced in the Growth and Settlement Policy Guidelines.

Date of Release: April, 1992

Contact:	Municipal Planning Policy Branch Ministry of Municipal Affairs 777 Bay Street - 13th Floor, Toronto, Ontario M5G 2E5 (416) 585-6235	Transportation Systems Planning Ministry of Transportation Branch 3rd Floor, West Tower 1201 Wilson Avenue Downsview, Ontario M3M 1J8 (416) 235-3984
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★ Disponible en français

Title: Guidelines for Plan Input and Plan Review

Ministry: Transportation

Summary: These guidelines outline the Ministry of Transportation policies and criteria for Ministry review of official plans, zoning by-laws, plans of subdivision and condominium approval. The guideline addresses the following:

- access, setbacks to provincial highways
- property interests (widenings, right-of-way etc.)
- traffic impact of development
- drainage impact of development
- permits in legislated permit control areas
- identification of existing and proposed transportation facilities
- wayside pits and quarries
- portable asphalt plants
- Ministry surplus lands

Date of Release: n/a

Contact: Ministry of Transportation
Manager
Corridor Management Office
1201 Wilson Avenue 2nd Floor,
West Building
Downsview, Ontario M3M 1J8
(416) 235-3826

APPENDICES

Field Offices

1. Ministry of Agriculture and Food
2. Ministry of Environment and Energy
3. Ministry of Municipal Affairs
4. Ministry of Natural Resources
5. Ministry of Northern Development and Mines
6. Conservation Authorities

Maps

1. Parkway Belt West
2. Niagara Escarpment

APPENDIX 1

MINISTRY OF AGRICULTURE AND FOOD

FIELD OFFICES LAND USE SPECIALIST	GEOGRAPHIC AREA OF RESPONSIBILITY (County/Region/District)	
Box 2027 ST. THOMAS, N5P 3X1	Essex, Kent, Lambton Middlesex, Elgin	(519) 631-4700 FAX: (519) 631-8784
R. R. #1 617 HWY 53 EAST ANCASTER, L9G 3K9	Oxford, Brant, Haldimand-Norfolk	(416) 527-2995 FAX: (416) 648-6817
R. R. #1 617 HWY 53 EAST ANCASTER, L9G 3K9	Hamilton-Wentworth Niagara	(416) 527-2995 FAX: (416) 648-6817
Box 340 ELMVALE, LOL 1PO	Dufferin, North Simcoe, Northern Ontario	(705) 322-2231 FAX: (705) 322-0740
220 TRILLIUM COURT R. R. #3, BLDG.3, SUITE 4	Bruce, Grey, Huron	(519) 881-3301 FAX: (519) 881-2739
R. R. #1 FERGUS, N1M 2W3	Perth, Waterloo Wellington	(519) 846-0941 FAX: (519) 846-8178
1110 STELLAR DRIVE UNIT 102, NEWMARKET, L3Y 7B7	Halton, Peel, York, South Simcoe	(416) 895-4519 FAX: (416) 895-6739
322 KENT STREET WEST LINDSAY, K9V 2Z9	Durham, Victoria Peterborough	(705) 324-6125 FAX: (705) 324-1638
41 DUNDAS STREET WEST NAPANEE, K7R 1Z5	Northumberland, Hastings, Lennox and Addington, Frontenac, Prince Edward	(613) 354-3371 FAX: (613) 354-3267

Appendices

Box 2004
KEMPTVILLE, KOG 1JO

Renfrew, Lanark,
Ottawa-Carleton

(613) 258-8306
FAX: (613) 258-8392

Box 2004
KEMPTVILLE, KOG 1JO

Leeds, Dundas, Grenville,
Stormont, Glengarry,
Prescott & Russell

(613) 258-8307
FAX: (613) 258-8392

APPENDIX 2

MINISTRY OF ENVIRONMENT AND ENERGY

REGIONAL AND DISTRICT OFFICES

NORTHWESTERN REGION

P.O. Box 5000
435 James Street South, 3rd Floor
Thunder Bay, Ontario
P7C 5G6
(807)475-1205

Thunder Bay District Office
(807) 475-1205

Kenora District Office
(807) 468-2718

NORTHEASTERN REGION

11th Floor, 199 Larch Street
Sudbury, Ontario
P3E 5P9
(705) 675-4501

Sudbury District Office
(705) 675-4501

Timmins District Office
(705) 268-3222

Sault Ste Marie District Office
(705) 949-4640

North Bay District Office
(705) 476-1001

SOUTHWESTERN REGION

985 Adelaide Street South
London, Ontario
N6E 1V3
(519) 661-2200

Owen Sound District Office
(519) 371-2901

Sarnia District Office
(519) 336-4030

Windsor District Office
(519) 254-2546

WEST CENTRAL REGION,

P.O. Box 2112, 12th Floor,
119 King Street West,
Hamilton, Ontario
L8N 3Z9
(416) 521-7640

Hamilton District Office
(416) 521-7640

Cambridge District Office
(519) 622-8121

Welland District Office
(416) 384- 9845

CENTRAL REGION

4th Floor
7 Overlea Blvd.
Toronto, Ontario
M4H 1A8
(416) 424-3000

Toronto District Office
(416) 424-3000

York Durham District Office
(416) 424-3000

Halton-Peel District Office
(416) 844-5747

Barrie District Office
(705) 726-1730

Peterborough District Office
(705) 743-2972

Muskoka Haliburton District Office
(705) 687-6647

SOUTHEASTERN REGION

133 Dalton Street, Box 820
Kingston, Ontario
K7L 4X6
(613) 549-4000

Kingston District Office
(613) 549-4000

Belleville District Office
(613) 962-9208

Cornwall District Office
(613) 933-7402

Ottawa District Offices
(613) 521-3450

APPENDIX 3

MINISTRY OF MUNICIPAL AFFAIRS

Municipal Planning Policy Branch
777 Bay Street
13th Floor
TORONTO, Ontario M5G 2E5
(416) 585-7130

Appendices

Plans Administration Branch
North and East
777 Bay Street
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Minden Area Office
Minden, Ontario K0M 2K0
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Sault Ste Marie District
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Sault Ste Marie, Ontario P6A 5L5
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Blind River, Ontario P0R 1B0
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North Bay District
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Sudbury District
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Sudbury, Ontario P3A 4S2
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Espanola Area Office
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Sioux Lookout District

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PRINCE EDWARD REGION

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UPPER THAMES RIVER

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RAISIN REGION

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